

Permanent Building Committee
Meeting of October 14, 2021
Online Meeting 7:30PM
Approved

A duly called and posted meeting of the Permanent Building Committee was held via online mediums, 7:30PM, October 14 2021.

PBC Present: D Grissino (DG), T Goemaat (TG), M King (MK), S Littlefield (SL), M. Tauer (MT)
Staff: S. Gagosian (SG), A. La Francesca (AL), D. Elliott (DE), G. Remick (GR), M. Jop (MJ), ~~J. Jurgensen (JJ-Library), D. Lussier (DL-Schools), A. Frigulietti (AF),~~
Liaisons/Proponents: T. Ulfelder (TU-SEL), M. Martin (SC-MM), C. Mirick (SC-CM), ~~J. Levitan (JL-Advisory), G. Smith (GS-Hardy), M. Robinson (MR-Library), A. Ferrer (AF-Advisory)~~
Consultants: J. D'Amico (JD-Compass), ~~L. Westman (LW-Compass), E. Sarazin (ES-Compass), J. Rich (JR- WT Rich), B. Paradee (BP-WT Rich), A. Pitkin (AP-SMMA), J. Seeley (JS-SMMA), A. Iacovino (AI-SMMA), A. Oldeman (AO-SMMA), M. Dion (MD-SMMA), M. Dowhan (MD-SMMA), P. Kleiner (PK-Schwartz Silver), S. Marshall (SM-Schwartz Silver), R. Lynch (RL-Shawmut), R. Joubert (RJ-Shawmut), J. Pollock (JP-Shawmut), L. Slavin (LS-Shawmut), I. Andrade (IA-Schwartz Silver), H. Casellas (HC-Schwartz Silver), K. Ho (KO-BETA), T. de Ruiter (TdR-BETA)~~

Citizens speak

- none

Library Interior

- SG provided a progress update: ongoing punch list being completed on second shift, are pushing completion by 11/1 for all work to be complete.
- SG presented CORs for discussion: 018: credit for fire glass due to not needing opening to be fire rated, 028R: re-engineering services due to early procurement and re-work of shop drawings, 029: change door finish from cherry to maple. MT brought up issue of aquarium weight? SG stated that floor loading was adequate. PBC approved all to move forward.
- **It was moved by TG and 2nd by SL to approve Nadeau Requisition #9 in the amount of \$259,112 and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 4-0 (SL, MT, DG, TG).**

MSBS

- SG provided an update that they are working towards substantial completion with railing and kitchen finals as remaining hurdles.
- SG presented CORs for missed case-work in (2) CRs behind elevator as well as additional case-work in Art Room 306, in general these items were missed and discussed with faculty and agreed to the solution. SG provided Order of Magnitude cost estimate, PBC approved all to move forward. SG will move toward getting a final quote with a reduction from Barlow due to schedule issues they caused. Probably ready to install during Christmas recess.
- SL agreed with doing the work, and discussed past work in the area.
- DG/TG both discussed that we were in good shape concerning the budget and contingency balances. SG confirmed. A brief discussion took place re: balance of General Conditions remaining, SG discussed spreading those costs through the remaining time left on the project.
- Matt King (MK) joined the meeting.
- **It was moved by TG and 2nd by MT to approve Shawmut Requisition #7 in the amount of \$785,643.01 and authorize SG to sign on behalf of the PBC. It was approved via roll call vote 6-0 (SL, MK, DG, MT, MM, TG).**

Town Hall Interior Renovation (THI)

- GR presented status: Schematic Design documents are completed and under review, cost estimate is due on Monday 10/18.
- Selection Committee for the Construction Manager at Risk requires a member of the PBC, MT volunteered. Selection Committee membership is complete.
- SG: We presently have (5) CMR letters of interest. DG discussed having the same CMs doing multiple projects, TG and SL agreed.

Hunnewell

- JD provided an update to SMMA team changes; Kristen Olsen is leaving SMMA and Joel Seeley will be acting as the interim PM on both Hardy and Hunnewell.
- DG asked about the Compass transition and the timetable as to when Emily will be brought on as a presenter and or active team member during the next phase.
- JD presented agenda:
 - Funding Schedule
 - Photo voltaic decision by MLP
 - WPS Swing Space discussion
 - Draft GMP discussion
 - Discuss updated Total Project Budget
 - Vote to approve Total Project Budget for funding request
- JD updates:
 - Advisory published budget number
 - SC to vote on accepting GMP number on 10/15
 - Select Board to vote on GMP number on 10/18
 - MLP will not be using the Add Alternate PV number and will fund and provide PVs for the project in the summer. TG asked about electrical scope in support of PV system and JD responded scope for raceways and pathways for PV support power is part of the base project.
 - WPS selected Swing Space option as originally discussed. Total cost is now \$3.7M. PBC agreed to manage \$900K of the funds allotted to support the Swing Space scope. The two motions were discussed and it was agreed to increase Motion #1 (Project Cost) by the \$900K to support possible construction/logistics and to reduce Motion #2 (Swing Space Cost) by \$900K. MJ weighed in on this discussion and agreed to moving the \$900K from Motion #2 to Motion #1.
 - Points of additional discussion on Swing Space:
 - TG asked if WTR can do the work as part of CO work or added scope, WTR stated that they have done this on other projects.
 - SMMA could handle any needed design work as an amendment to their contract.
 - PBC wanted CM to assist and be responsible for presenting during ATM the reasons for the motion and reasons for unknown scope until final enrollments are known. CM confirmed she will do this.
- WTR/JR presented GMP slide and discussed the addition of \$450K to hedge against steel cost increases. This is due to volatility in steel market and subs only holding bids for a very short duration.
- AF-Advisory asked JR if supply chain issues will have a detrimental effect on the project schedule? JR felt that the project is far enough off that we had enough time in the schedule to absorb possible delays in getting materials.
- **It was moved by TG and 2nd by SL to approve the GMP number including the \$900K for Swing Space managed by the PBC in the amount of \$54,395.00. It was approved 6-0 via roll call vote (SL, DG, MK, MT, CM, TG.)**
- JR presented and discussed the desire to be able to issue a LOI to sub-contractors as a communications tool to confirm and hold bids, currently a 90 day period. TG discussed some additional language

regarding the potential of risk to the town if WTR does not for some reason complete the job. WTR agreed to add this language to the LOI. PBC agreed to the intent of the LOI.

Hardy

- JD provided an update and discussed the need to have PBC vote to have TG sign the MSBA Scope and Budget Agreement document.
- **It was moved by MT and 2nd by DG for TG to sign the MSBA Scope and Budget Agreement as Chair of the PBC/SBC. It was approved 6-0 via roll call vote (SL, DG, MK, MT, CM, TG.)**
- **Shawmut Pre-con Invoice #1 for \$36,010.00 was seconded and approved 6-0 and authorized SG to sign on behalf of the PBC.**

New Business

- FYI: 2022 PBC Meeting Calendar – Great Hall and Zoom links confirmed (note Nov & Dec alt dates already included to avoid holidays)
- FY21 PBC Annual Report: **Was moved to approve by TG and seconded by MK and approved by 5-0 vote (SL, MT, DG, MK, TG.)**
- Vote to approve the use of the PBC operating budget for professional training for the Assistant Project Manager (APM) Position. Said training shall be non-transferrable to a higher education degree and will be specifically for enhancing the skill set of the APM, such that these acquired skills shall be applied to PBC projects and facilitate the eventual transition into a Project Manager position. Authorization for training courses shall be approved by the PBC on a case-by-case basis. **Was moved to approve by TG and seconded by DG and approved by 5-0 via roll call vote (SL, DG, MK, MT, TG.)**

PBC Administrative Business

- 9/23/21 Meeting Minutes were reviewed. **Was moved to approve by TG and seconded by MT and approved by 5-0 via roll call vote (SL, DG, MK, MT, TG.)**
- Invoices were reviewed.
It was moved and 2nd to approve the invoices as presented. They were approved via roll call vote 5-0. (SL, DG, MT, MK, TG)

The meeting was adjourned at 9:14 PM.

Meeting Documents

- MSBS Alarm & Sign supplies FMD Transfer 9-21-21
- MSBS FMD Transfer Skunk Cleanup
- MSBS NV5 Invoice - 9 - 00223729 -072721
- MSBS NV5 Invoice 10 229044 – 083121
- MSBS NV5 Invoice 11 233088 – 092421
- MSBS OT FMD Transfer 9-8 through 9-21-21
- PBC Minutes 9-23-21 – Draft
- PBC Minutes 10-14-21 – Draft
- WFL Interior Borgatti Apholst Inv 1
- WFL Interior Johnson Roberts Inv C0000024
- WFL Interior National Library Relocations Inv 18668
- WFL Interior Tucker Media Shelves Inv 9134

- WFL Interior Workplace Resource Inv 39461-1
- Certification of Town Counsel –Hardy
- Hardy Precon Shawmut Invoice #1
- MSBA Budget Agreement 093021 wo TG
- SBC Hardy Upham Feasibility Budget
- HES - Amendment 1 - GMP - Rev2 101221
- updated budget slides_211013 updated
- HES - Amendment 1 - GMP - 100721 DRAFT in process edits CPM steve
- Hunnewell Photo Voltaic Array Installation Memo to MLP
- updated budget slides_211008 updated
- PBC Mtg_211014 hunnewell presentation slides draft 1
- COR 018 Glass wall credit
- COR 028R1 NM re-engineer serp wall
- COR 029 new elec rm door
- COR 030R1 ACT additional work and tile
- Library Interior Reno Construction Budget
- OPM Update - Library 10-14-21
- Pics
- WFL Nadeau Requisition # 9
- 190698 - Wellesley MS -Req 7 -10.5.21-Signed
- Art Room Ceramics Storage
- Missing Classroom Cabinets
- MSBS Construction Budget
- OPM Update - MSBS 10-14-2021
- ROM Pricing for missing cabinets
- Annual Report PBC21
- PBC Schedule - Calendar 2017-2022
- Library Roof Replacement Construction Budget
- PBC Town Hall Interior Design Budget
- Town Hall Renovation Project Plan Holders List 2021 Oct 8

Respectfully Submitted,

Richard H. Elliott AIA, PMP
Facilities Project Manager

Posted 11/3/21 11:00AM